

TOWNSHIP OF LONG HILL

DRAFT HISTORIC PRESERVATION ELEMENT of the MASTER PLAN

Prepared for:
The Long Hill Township
Planning Board
19 May 2006

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Early street scene on Long Hill Road, Millington

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The original Historic Preservation Draft Plan was prepared by the Long Hill Township Historic Advisory Committee and dated 15 November 2004.

The Planning Board wishes to thank the Committee for its input, dedication and perseverance.

LONG HILL TOWNSHIP PLANNING BOARD

RESOLUTION AMENDING THE MASTER PLAN

WHEREAS, The Municipal Land Use Law requires planning boards to reexamine their master plans and the municipal development regulations at least every six years; and,

WHEREAS, The Master Plan was last reexamined in 2003, with a report being adopted at that time; and,

WHEREAS, The Long Hill Township Historic Preservation Advisory Committee prepared a draft Historic Preservation Element and presented the draft to the Planning Board at a public hearing on 20 November 2004; and

WHEREAS, a Historic Preservation subcommittee of the Planning Board was requested to contribute expertise to this effort, said committee meeting numerous times in 2005 and performing specific tasks to assist in the preparation of the Master Plan Element; and,

WHEREAS, The Long Hill Township Planning Board has prepared a new Historic Preservation Element of the Master Plan with the assistance of Township Planner Kevin O'Brien, which document has been the subject of discussion at several Planning Board meetings in 2005 and 2006; and,

WHEREAS, the Planning Board is of the opinion that the document referred to herein adequately addresses the matters to be covered in a Master Plan Element and reexamination report, as required by N.J.S.A. 40:55D-89:

WHEREAS, following due and proper notice in compliance with N.J.S.A. 20:55D – 13, the Planning Board has held a public hearing on XXXXXX, 2006, with respect to the adoption of such proposed amendment to the Township Master Plan:

NOW THEREFORE BE IT RESOLVED, that the Long Hill Township Planning Board hereby adopts the XXXXXX, 2006 Historic Preservation Element of the Master Plan, as referenced above; and,

BE IT FURTHER RESOLVED, that the Planning and Zoning Administrator be directed to send a copy of the adopted Master Plan Element and this resolution to the Morris County Planning Board and to the clerks of each adjoining municipality.

I, Dawn V. Wolfe, Planning and Zoning Administrator of the Township of Long Hill in the County of Morris, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Board at a regular meeting held on the XXX day of XXXX, 2006.

Dawn V. Wolfe
Planning and Zoning Administrator

1. INTRODUCTION

The New Jersey Municipal Land Use Law (MLUL) authorizes the Planning Board to prepare a Master Plan that may contain a variety of elements, including: land use plan; housing plan; circulation plan; utility service plan; community facilities plan; recreation plan; conservation plan; economic plan; recycling plan; farmland preservation plan; and an historic preservation plan.

Of the fourteen stated specific purposes of the New Jersey Municipal Land Use Law cited in N.J.S.A. 40:55D-2, sub-paragraph "j" addresses conservation and historic preservation as follows:

"j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land."

The inclusion of historic preservation as one of the elements that constitutes the Master Plan brings the overall concept of historic preservation into the comprehensive planning process. A major principle in the identification of historic sites is that if they are to be regulated through zoning the historic aspect of the sites must be clearly identified and that the public purpose of preserving the historic aspect of the site must be consistent with a reasonable private use of the property.

There is recognition that Long Hill is the trustee of a significant historic legacy. The individual elements of this legacy are made up of old structures, old roads and bridges, remaining old fields and vegetation. True historic significance, however, lies in how these elements all fit together into landscapes that are still clearly reflective of the early settlement pattern of rural America; small villages originally surrounded by farm areas.

2. TOWNSHIP HISTORY

The Township of Passaic, in Morris County, was established by an act of the Legislature in 1866. The name of the township was changed to Long Hill Township in November 1992.



Gillette Center

(Below reprinted from the Morris County Historic Sites Survey, Morris County Heritage Commission, 1987)

Long Hill Township's historic resources are as varied as its topography. From the small vernacular farmsteads clustered at the fringes of the Great Swamp National Wildlife Refuge to the high-style Queen Anne and Shingled "cottages" on Long Hill; from the 19th century industrial town of Stirling to the picturesque crossroads hamlet of Meyersville, Long Hill Township presents widely differing historic and cultural resources within a few miles of each other. Although its original name is derived from one of New Jersey's major rivers, the land along the river is today wild and undeveloped, with limited access to the river.

Before the township was established in 1866, this southern portion of Morris Township was a sparsely settled agricultural area. In the late 18th century a series of mills along the Passaic River gave the village of Millington its name. Long Hill Road, connecting the Passaic River valley settlers with Elizabethtown and Newark, began as an Indian trail along the ridge of the prominent hill. In the 18th and early 19th centuries, it was a stagecoach route east-west across the township, with stops at the Hickory Tavern and at a now-demolished inn on the corner of Old Forge Road. Another early road ran along the Passaic River, but it was supplanted in the 1840's with construction of Valley Road north of the river itself.

Modest development of the area began after 1871 when the West Line Railroad, a spur of the Erie-Lackawanna, was laid out from Summit to Bernardsville. Stations were built in Millington, Gillette and Stirling. The railroad and cheap labor attracted industry to Stirling, first in the form of a button factory, and then a silk mill. After the original building burned, the Stirling Silk Manufacturing Company was erected in 1896. Silk was woven into cloth, and then shipped to Hoboken by train for further processing. Stirling was created at this time as a company town: streets were laid out in a grid pattern, and small frame cottages constructed for workers in the silk mill, many of whom were immigrants from southern Europe.

At the same time, another group of very different immigrants were also discovering Long Hill Township. These were wealthy city dwellers in search of sites for summer homes. The heights of Long Hill, with a view across the wooded Passaic Valley appealed to many and expensive houses in the Shingle style and Colonial Revival style began to appear by the 1890's. A more modest summer colony was established on the hillside south of Meyersville, with small bungalows and Shingle style cottages crowded along streets with idyllic names like Ideal Street, Land Street, Home Street and Youngsters Lane, all developed by the Ideal Land and Home Company. One of the first major residential subdivisions, Homestead Park, grew out of the summer estate of the Cammeyer family. The original Queen Anne style cottages survive, but their hillside grounds began to be filled in with houses in the 1920's. Construction in the Homestead Park area continued until the 1960's.

The churches in Long Hill Township reflect the cultural origins of the population, which is as diverse as the geography. In the western end of the township, All Saints Episcopal Church, constructed in 1905 to resemble an English country church, was founded by the well-to-do residents of the turn-of-the-century summer houses. At the east end of the township, in Meyersville, is the simple frame church which houses the Presbyterian congregation, the descendants of the farmers and tradesmen who first settled the area in the 18th century. And in the mill town of Stirling, the Catholic Church was founded in the 19th century.

Prior to 1930 the growth of Long Hill Township had been rather slow and selective with natural growth stimulated by the creation of local employment and by the natural attractions of the area and community. However, the automobile and commuter train service made the Township much more accessible from the cities which led to the increase in the rate of growth during the 1930s – 1940s. After World War II suburbanization increased as well as industrial and business uses and the Township resembled in some ways a suburban community. By 1950 there were 3,429 people in the Township. The population more than doubled in 1990 to 7,826 while the 2000 census showed a population of 8,777.

Long Hill Township still retains plenty of open space, and views from Long Hill can still be had with no visible trace of 20th century development. The environmental concerns for the Passaic Watershed and the Great Swamp have preserved some of the open space and setting for surviving historic houses.

3. DESIGN ELEMENTS OF LONG HILL HISTORY

Many of Long Hill's roads represent an important historic legacy, which is central to the character and quality of life of the town. Road maintenance and improvement policies must be sensitive to this fact. Emphasis should be placed on preserving the scale and aesthetic character of these roads, consistent with the development pattern established in those areas.

The scale and design of the township's roads and bridges have an important impact on the rural and historic character of the community. Notwithstanding Long Hill's proximity to a large metropolitan area, its older roads and some bridges have remained relatively unchanged for generations.

It is also recognized that some limited road work may be needed as a part of long term maintenance and to improve public traffic safety. Road or bridge improvements that are undertaken should be designed in accordance with the overall goal of preserving Long Hill's environmental quality and historic heritage.

Morris County has adopted a policy of "context sensitive design" for its roads and bridges. This policy ensures that the unique local elements that are an integral part of county roadways and bridges are considered during the design phase of County projects.

3A. Characteristics of Long Hill Township

People find Long Hill's rural-influenced surroundings a setting in which they feel comfortable and at home. They may attribute this to the large number of older and well cared for buildings and properties as well as for the openness of the landscape. There is, however, a more fundamental reason at work. The individual buildings and properties and the roads that connect them are recognizable as fitting together in an arrangement that is traditional and has deep roots in our past. As such, these patterns represent an historical identity that can be recognized and understood in contrast to modern development patterns, which often seem pattern-less and haphazard. The historic development patterns still clearly evident in Long Hill today reflect an organization and coherence in the landscape in many ways.



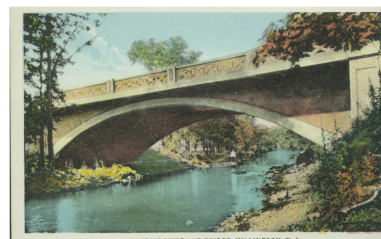
Presbyterian Church in Stirling

Long Hill Township has an historical identity because it retains a strong sense of its rural past and early settlement pattern, although it remains a rural community only 25 miles from New York City. The historic beginnings of the community are still evident to anyone traveling through it. A number of areas of Long Hill have historic significance because they retain three elements in combination that represent the principal criteria for determining historic significance in Long Hill:

1. A substantial number of surviving older buildings.
2. A high proportion of old structures to new.
3. Survival of the early settlement pattern and road alignments which make up the historic landscape and streetscape.

3B. Road and Bridge Design

Road design standards are an area of public policy that can have a profound effect on historic preservation. The historic "curvilinear," or curved, design characteristics of roads are an important part of the historic landscape in Long Hill. Roads designed to typical modern engineering standards, which ignore the historic design characteristic of roads in Long Hill, can unalterably damage the historic character of an area. Today's engineers can design roads that achieve engineering goals while maintaining historic character. The County of Morris has recognized the importance of historic character and has adopted a policy of using "context sensitive design" in designing bridge and road projects. This policy recognizes the local aspects unique to each project and includes them, when possible, in the design of each improvement.



Public bridges are also an important area for historic preservation. One bridge in Long Hill Township, the White Bridge Road Bridge to Basking Ridge is an excellent example of a steel truss crossing built in the latter part of the 19th century and has historic significance.

Bridges contribute substantially to the scenic quality of Long Hill Township and should be preserved where possible. Replacement bridges should be designed and sized to be reflective of the historic character of the area.

The tree canopy is particularly important on the scenic and historic roads of Long Hill Township. The canopy reinforces the rural nature of the community as well as the Township's commitment to preserving the environment. Clear cutting along the street right of way by utility companies should be discouraged by the Township. Long Hill officials should work closely with the utility companies and Morris County to preserve the tree canopy as much as possible.

As a rural community, it is strongly suggested that street lighting in the Township remain the incandescent bulb type, and not be replaced with high pressure sodium fixtures. The strong and yellow hued light characteristic of high pressure sodium is more suited for urban areas.

Our roads and streetscapes are important to the historical character of the community and the design and maintenance standards should be consistent with the goals of historic preservation. In particular, the roads in Long Hill Township that need to retain their historic character and design should be designated as "Rural Historic Local Roads" as part of ongoing preservation efforts.

3C. Built Historic Significance

The early rural countryside of Long Hill Township was characterized by close groupings of farmstead buildings (farmhouse, barn and outbuildings) located in seemingly random patterns in a very low-density setting. In reality there were quite clear "organic" patterns associated with the location of farmsteads, in the sense that they responded to or were controlled by natural forces or features. Farmsteads were usually located on naturally well drained areas, often a knoll, close to a road with easy access to water and good farm land. These patterns contrast with modern development patterns in rural areas that tend to be more ordered, geometric and "engineered" in character.



Meyersville Presbyterian Church

Trees were usually retained around the farmstead to provide shade in the summer and protection against the winter winds. Many mature examples of this pattern remain around town. The farmstead drive was narrow, unpaved and meandering to avoid obstacles or to fit contours in the land - a smaller scale version of the public road. Fencerows or hedgerows often bordered the public roads depicting a modest and unpretentious streetscape. Any of these "organic landscape characteristics" of buildings, drives and vegetation that are located and arranged in patterns that respond to natural conditions should be maintained and encouraged in Historic Streetscape Districts.

Roads were prominent features in the early rural countryside. Their design, still largely unchanged today throughout most of Long Hill Township, played an important role in shaping and defining the character of the countryside. Speed and ease of travel were subordinate to ease of construction and maintenance. Cuts and fills were minimal. Natural obstacles were avoided by means of characteristically "sharp" horizontal and vertical curvatures. As a result, rural roads were mostly single or double lane, "crowned" (raised in the center to allow for drainage), meandering, bumpy and with minimal signage. Roads were often farmstead boundaries with tree rows, hedges, walls and fences frequently bordering them.

This provided the early rural traveler with a tree-lined, partially shaded travel experience alternating with long views of mowed or cultivated fields. The patterns associated with rural historic landscape districts are usually subtle and difficult to define in specific terms. In general, Historic Streetscape Districts are characterized by an arrangement of features (both manmade and natural) that respond to topographic and geographic characteristics while at the same time having a sense of order and definition.

The historic districts of Long Hill Township have changed little during the better part of a century. The continued high percentage of old buildings to new and the continued balance of the design elements described above provides these districts with the "critical mass" necessary for the preservation of an area's historic significance. When new buildings and/or new patterns overreach this mass, the historic continuity is broken.

In the future, as development occurs in accordance with zoning requirements, the proportion of old to new will diminish. That does not necessarily mean, however, that historic patterns or historic significance need to diminish or disappear. Preservation efforts should center on the continuation of historic settlement and landscape patterns. The Historic Preservation Committee should, as one of its main duties, provide information and guidance to property owners and help with development and redevelopment in historic districts in ways that continue or complement these patterns.

4. HISTORICAL RESOURCES

4A. Historic and Cultural Resources Survey

In 1986 and 1987, a Historic and Cultural Resources Survey of Long Hill Township (then known as Passaic Township) was completed by the County of Morris. This survey is contained in a separate volume that was prepared by Acroterion Inc. of Morristown, New Jersey and is commonly referred to as the Acroterion Report. It is on file in the Long Hill Township Library, the Morris County Library, the Morris County Heritage Commission Office, and the State Office of Historic Preservation in Trenton.

The Long Hill Township Historic Preservation Advisory Committee undertook a significant review and upgrade of this document during 2000-2002. The survey identified over 70 sites or districts of historical significance utilizing the National Register and New Jersey Register of Historic Places criteria. The survey found that six individual sites were potentially eligible for National Register nomination and listing. The survey also indicated that four identified historic districts were potentially eligible for inclusion on the Registers, and identified seven historic streetscapes for further exploration.

In 2002 Janet Foster, an historic preservation consultant with Acroterion was hired by Long Hill Township with a grant from the Morris County Heritage Commission. Ms. Foster expanded her earlier studies and concluded that several of the streetscapes and historic districts previously identified were good candidates for National Register nomination as well as possible local designation.

This comprehensive inventory of historic resources located within Long Hill Township establishes a foundation upon which a Historic Preservation Element can be formulated under the Municipal Land Use Law requirements. This report indicates the location, and the significance of the individual historic sites, streetscapes, and historic districts as well as the standards that were used.



Blacksmith shop in Millington

4B. Stirling Worker's Historic District

In 2003 the Long Hill Township Historic Preservation Advisory Committee spearheaded a project to preserve the existing downtown of Stirling. This Downtown Revitalization project was submitted to the State Historic Preservation Office for consideration as an historic district. The State Office of Historic Preservation found that the proposed area to be included in the Stirling Worker's Historic District does in fact meet criteria for National Register eligibility.

5. GOVERNING LEGISLATION FOR HISTORIC PRESERVATION

5A. New Jersey Register of Historic Places

The State Legislature established the New Jersey Register of Historic Places in 1970 (N.J.S.A. 13:1B-15.128). This legislation complemented the federal legislation that established the National Register of Historic Places in 1935 and was amended in 1966. The state intended to encourage the preservation of New Jersey's historic, architectural, archaeological and cultural resources, while also establishing a listing of those building, structures, sites, objects and districts that are significant to the nation, state, county and local communities.

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) (referred to as the MLUL) establishes the criteria and standards by which a municipality can regulate and direct both present and future land use decisions. In 1986, the state legislature approved an amendment to the MLUL that permitted a municipality to include a Historic Preservation Element in the municipal Master Plan. The law also permitted the municipality to formally establish a Historic Preservation Commission or Committee which would be responsible for undertaking specific functions in the community relating to the preservation of the identified cultural resources.

5B. Local Regulations

The state statute allows local regulations to protect the historical resources of a community. These locally adopted ordinances are established by the municipal governing body. The authority to designate and regulate identified cultural resources effectively has expanded the authority of the Planning Board and the governing body to regulate land uses within the township.

5C. NJ State Office of Historic Preservation

New Jersey's Historic Preservation Office (HPO), a division of the Department of Environmental Protection, has expertise in a variety of fields essential to preserving historic resources. Their staff historians, researchers, planners, architectural historians, architects, engineers, and archaeologists offer towns a viable source of preservations.

They administer a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a number of permitting programs within the Department of Environmental Protection, including some permits required under the Land Use Regulation Program.

6. BENEFITS OF HISTORIC PRESERVATION

6A. Significance of Historic Sites in the Township

There is a compelling need to preserve the distinctive character of the villages of Long Hill Township. The historic structures, sites, and street settings that contribute to the village character of Long Hill Township deserve respect and should be maintained and enhanced in such a manner that the architectural and cultural heritage which they reflect is preserved. New construction or reconstruction should complement existing structures which have historical significance.

The historic villages of Long Hill Township have old store buildings, commercial structures, and houses in which home industries existed. These have been a part of the authentic history of Long Hill. Where these structures exist today and are compatible with neighboring uses they should be permitted to remain and to make reasonable improvements necessary in a manner consistent with their historical style.



Central Avenue in Stirling

The most common technique used by municipalities to protect historically significant structures is to nominate them to the State and/or National Historic Registers. For example, the Millington Railroad Station and #30 Ave Maria Court - an early house - are two Long Hill Township structures that are listed on the National Historic Register.

Historic sites may be listed in the Master Plan without a State or Federal Historic Register listing. The Long Hill Township Historic Preservation Advisory Committee has updated the Acroterion Report by adding digital photos, historic information about the listings from local archives, adding overlooked sites and preparing the updated Report for access on the Long Hill Township website. The information has also been shared with the Morris County Office of Planning for inclusion in a county-wide digital sites survey.

It is important to give consideration to the fact that protection offered by a listing on the State and/or National Historic Register or even a listing in a complete and well-researched local inventory is limited. An effective and comprehensive tool for historic preservation is a municipally enacted historic preservation ordinance.

6B. Benefits of Historic District and Site Designation

Long Hill Township and its Planning Board and Zoning Board of Adjustment can effectively use historic preservation concepts as part of a comprehensive neighborhood conservation and improvement strategy. By maintaining the historic character of existing streetscapes and villages, the township will be able to prevent inappropriate development, destruction of resources, and enable the town to retain the historic and environmental qualities that have made it desirable.

Many preservation experts and the local citizenry of Long Hill Township have recognized the value of historic preservation. Landmarks and districts that become part of the New Jersey Register and the National Register of Historic Places are provided a measure of protection from adverse development impacts which may result from projects supported by state and/or federal funds.



Millington Fire House

It is important that locally designated districts be considered to protect significant local historic resources. The Municipal Land Use Law governing local planning and zoning authority in New Jersey allows for the creation of an Historic Preservation Plan Element as part of a municipality's overall Master Plan. As such, the ability to create guidelines for the regulation of historic sites and districts by local zoning ordinance provides for local control to mitigate adverse impacts associated with development activity affecting a community's historic resources.

7. HISTORIC PRESERVATION IN LONG HILL

As of this writing only the village of Stirling has been through a rigorous review by the New Jersey State Historic Preservation Office (SHPO) and has been deemed eligible for listing on the State and National Register of Historic Places. Application for Stirling's formal listing has not yet been executed. Other villages and streetscapes and individual structures and sites within the Township have been reviewed by qualified professionals hired by Morris County and been determined to be likely candidates for Register listing.

There are two National and State Register Historic Sites in Long Hill - the Millington Train Station (built 1901) and the eighteenth century Boyle-Hudspeth-Benson House at 30 Ave Maria Court (formerly 100 Basking Ridge Road), Millington.

7A. Long Hill Township Historic Preservation Advisory Committee

The Historic Preservation Advisory Committee was created by Township Committee Resolution 96-#299 and passed in late 1996 (see Appendix E). The Committee, which has held regularly-scheduled meetings since 1997, is assigned the responsibility for suggesting developing ordinances for historic preservation, advising other land use planning bodies about historic elements involved in proposed projects, and updating the Township's historic sites survey with an eye toward designating specific districts and sites as suitable for historic registration. The Historical Preservation Advisory Committee is modeled on Historical Preservation Committees and Commissions already functioning in neighboring towns.

Among the Committee's major initiatives was saving the Elm Street School from planned demolition (1996-2002). The Torrey Family homestead "Hilltop" which for many years was the Blessed Trinity Missionary Retreat Cenacle was similarly saved from destruction (1998-2001). The Committee has overseen the Department of Transportation funded Downtown Stirling Business District Revitalization project (2002-present) and has taken the lead in revising the original Morris County Historic Sites Survey (Acroterion Report).

The 1987 Acroterion Report identified seventy-nine historic sites, districts and streetscapes in Long Hill Township. Four historic districts were identified:

- A. Stirling Worker's District
- B. Millington Village
- C. Meyersville Village
- D. Long View (Meyersville) Summer Colony

Seven historic streetscapes were identified as well as sixty-eight individual buildings or structures.

Acroterion used a wide variety of criteria when evaluating the sites during this inventory including:

- Construction date
- Source of construction date
- Style
- Builder and/or architect
- Form/plan type
- Foundation
- Exterior wall fabric
- Roof/chimneys
- Site
- Boundary description and relating structures
- Surrounding environment
- Significance
- Original use/present use
- Physical condition
- Threats to the site
- Register eligibility, and
- Boundary.

The 1987 inventory provides a very good basis for future efforts by the Township to plan for the preservation of the cultural resources within its boundaries.

7B. Historic Designations

The Morris County Cultural Resources Survey Map included in Appendix D depicts areas worthy of designation as historic districts. These consist of four "village districts" and seven "rural historic streetscape districts" as identified by the Morris County Historic Sites Survey.

1. VILLAGE DISTRICTS:

- A. Stirling Worker's District
- B. Millington Village
- C. Meyersville Village
- D. Long View (Meyersville) Summer Colony

2. RURAL HISTORIC STREETSCAPE DISTRICTS:

- A. Long Hill Road Streetscape: Pleasant Plains Road to Carlton Road
- B. Long Hill Road Streetscape: Basking Ridge Road to Skyline Drive
- C. Long Hill Road Streetscape: inclusive all of areas not noted in #3A below.
- D. Mountain Avenue Streetscape: Morristown Road to bend in road northwest of Cottage Place
- E. Central Avenue Streetscape: High Street to Central School
- F. Norwood Avenue Streetscape: at Valley Road
- G. Valley Road, Gillette Streetscape: Mountain Avenue to Norwood Avenue
- H. Valley Road: West of Main Avenue to Bernards Township Border
- I. White Bridge Road Streetscape: Carlton Road to New Vernon Road

- J. White Bridge Road Streetscape to be extended to its full length

3. INDIVIDUAL HISTORIC SITES

- A. See attached Historic Site Survey List (Appendix A2)

Confirmation of the specific boundaries for these areas should be finalized with the completion of a comprehensive historic survey since a detailed survey may call for changes to the configuration of these districts or possibly the creation of additional districts. Nevertheless, these areas represent the core of historic Long Hill Township, containing a high degree of historic integrity that results from having, in a unique combination, a substantial number of old buildings, a high proportion of old structures to new and the survival of the early landscape patterns and road alignments.

7C. Village Historic Districts

Areas within the Township that are obvious potential National Register Districts are the villages of Stirling, Millington, and Meyersville. Each has a distinctive history, and a unique stock of buildings.



Main Street, Stirling (currently known as Main Avenue)

Millington and Meyersville retain a high degree of historic integrity and contain a high percentage of old buildings to new. Meyersville has a more rural village quality. Protecting both the village and its distinct identity through a buffer zone of landscape elements and controlled development is desirable. The buildings and spaces in both show a relationship to each other that is largely unchanged from 100 years ago. Except for Stirling, villages in Long Hill were located at crossroads and contained schools, general stores, mills, churches, taverns, blacksmiths and forges, coopers, and cemeteries. They were not "laid out" in any formal pattern. The arrangement of roads and property evolved over time into a varied configuration and alignment of roads and property lines, often in a "pin wheel" shape as exemplified by Meyersville Village center.

The Gillette crossroads at the intersection of Valley Road and Mountain Avenue are still identifiable as a distinct village, with historic buildings at the core. The county identified a segment to the east on Valley Road in their historic site survey. This area extends to the west to include the original Gillette Village Center. Similarly on Valley Road, west of the Main Avenue intersection, to the Township border there is a segment of the road that has been identified as an historic streetscape.

Stirling is a unique historic resource in the area, a small scale urbanized “factory town”. Historic recognition is important in giving the community a historic identity. It is an example of a post-Civil War planned mixed use community. As an economic product of the building of the railroad through the township, Stirling was laid out and constructed according to a development plan. The importance of Stirling’s historic continuity is spelled out in the NJ State Historic Preservation Office (SHPO) letter of July 21, 2004 following a review of Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended stating:

“800.4 Identification of Historic Properties”

“...the Stirling Worker’s Historic District, centered along Main Avenue, bound to the north by Orchard Avenue, to the south by Passaic Valley Road, to the west by Passaic Avenue, and to the east by Warren Avenue, is eligible for inclusion on the National Register of Historic Places (NRHP) under Criterion A for its evolution as a community and for its association with significant trends in industry in Morris County, and under Criterion C as an intact example of mid-nineteenth through early twentieth-century architecture. The 1871 planned community, with its streets laid out in rectangular blocks, remains virtually unchanged. The Stirling Worker’s Historic District retains integrity of materials, design, and setting through intact residential structures. The historic district retains its overall feeling and association through architecture and its ability to convey the history of the community.”

Modern development patterns are often homogeneous by zoning which contrasts with Long Hill’s villages which mixed residential, public and commercial uses. As such they were the center of social and economic interaction in the rural community, providing virtually all of the needed services. They were closely settled areas with generally more order and uniformity to the land holdings than was the case with the very low density and seemingly more random settlement pattern of the surrounding farmsteads.

Although there was no predominant architectural style in Long Hill’s villages, the early inhabitants of Long Hill clearly favored simplicity and little or no ornamentation in building design. Buildings reflect a straightforward, utilitarian design. Most buildings were of wooden frame construction and were sited relatively close to the road on narrow lots of modest size. The village street was the most important public space in the community as it was the area where most social interaction occurred. Framed and enclosed by the buildings and street trees of the village it provided a comfortable setting for the residents of the community to interact. Notwithstanding its function as the main mode of transportation, it provided a public space of distinctly human scale and character that encouraged the interaction of people. This framing pattern of buildings and

trees around the village street center and the human scale of the street should be protected and encouraged. Of special concern is the modern tendency to modify the street to accommodate the needs of the automobile. Any changes to the design details of the street should be carefully considered to assure that their historic character is not unnecessarily compromised.

Long Hill's historic villages are also characterized by the interaction of the design of the buildings, the yards and the street. The size and spacing of these elements is characteristically random in terms of specific size and shape but typically of modest size. The village buildings framed the street, the small formal front yard and the public pedestrian roadway areas. This relationship of building-to-building, building to open space, public to private space, pedestrian to vehicular space and village to surrounding open space should be fostered and encouraged. Most importantly, the pattern of modestly sized buildings on modestly sized lots with pedestrian scale streets, all surrounded by very low-density countryside, is the defining characteristic of Long Hill's historic villages. It should be encouraged and maintained.

7D. Rural and Historic Streetscape Districts

Another integral part of Long Hill's historic landscape is the rural countryside. Indeed the historic rural village only existed in contrast to the surrounding very low density countryside; without that contrast there could be no sense of "village". Long Hill is fortunate to have an abundance of areas still reflective of the early rural countryside. As development occurs, that abundance has inevitably diminished. However some of the early phases of Long Hill's role as an emerging railroad commuter destination have both historic and architectural significance. Preservation efforts should be focused on the areas of Long Hill that are still representative of the historic rural streetscape.

The Morris County Historic Sites Survey identifies seven such streetscape districts. They each retain a high degree of historic integrity by virtue of containing a substantial number of surviving older buildings, a high proportion of old structures to new and the survival of the historic landscape. They are listed below:

- A. Long Hill Road Streetscape – From the Chatham Township border, and continuing beyond the Old Forge Road intersection along Basking Ridge Road to the Bernards Township border. This pre-revolutionary right of way is dotted with numerous surviving eighteenth and nineteenth century homes and farm buildings and forms a cohesive streetscape in terms of scale and the interplay of buildings, sites and vegetation. This includes two segments identified in the Morris County Historic Sites Survey:
 - 1. Long Hill Road Streetscape - Pleasant Plains Road to Carlton Road
 - 2. Long Hill Road Streetscape - Basking Ridge Road to Skyline Drive
- B. Central Avenue Streetscape - High Street to Central School: early twentieth century craftsman style houses typical of designs promulgated by the internationally famous designer Gustav Stickley who lived and worked in Parsippany-Troy Hills, Morris County.

- C. Mountain Avenue Streetscape - Morristown Road to the bend in the road northwest of Cottage Place: many late nineteenth and early twentieth century structures are located on a pre-revolutionary right of way.
- D. Norwood Avenue Streetscape - at Springfield Avenue: a collection of classic Arts & Crafts style bungalow architecture dating from the early twentieth century.
- E. Valley Road, Gillette Streetscape - Mountain Avenue intersection encompassing surviving structures from the original Gillette village center, eastward to Norwood Avenue: many late nineteenth and early twentieth century structures are located on a pre-revolutionary right of way.
- F. Valley Road Streetscape – West from the Main Avenue intersection to the border with Bernards Township. A section of roadway that still retains many elements of its rural past, but is in danger of un-moderated growth destroying the context for the many surviving individual sites identified in the Morris County Historic Sites Survey.
- G. White Bridge Road Streetscape – From the eastern terminus at the Great Swamp protected area, to the White Bridge crossing to Bernards Township, including the Morris County Historic Sites Survey segment identified as Carlton Road to New Vernon Road. A surviving streetscape example of Long Hill's rural past.

One of the most important districts to be described and proposed for National Register listing is the Long Hill Road corridor. This old and historically important east-west route through the township is lined with houses from the eighteenth, nineteenth, and early twentieth centuries, and includes properties with significant outbuildings. The concept of designating a roadway itself, and its associated narrow width, tree-lined sides, and vistas, is one gaining currency in preservation. The Lincoln Highway in Somerset, Mercer and Middlesex Counties, was designated as a 10-mile-long, 60-foot wide National Register historic district in 2000. Tempe Wick Road through Mendham Township and Harding Townships was similarly protected. Creation of a National Register Historic District would enable the community to use the review powers of the Section 106 process to control road width, speed, and road improvements which may suburbanize and homogenize the community and erase the scenic qualities that provide the setting for many of the individual historic buildings.

7E. Individual Historic Sites

The Morris County Historic Sites survey carried out by the Acroterion group for the Morris County Heritage Commission has been the basis for the local historic inventory within Long Hill. The Long Hill Township Historic Preservation Advisory Committee has updated and enhanced the survey to correct errors and omissions and add locally sourced historical data.

Some of these sites contribute to the proposed historic districts and streetscapes, but others exist as isolated sites of historic interest. A listing follows along with Morris County nomenclature identifying numbers. Further details for each site along with photos are found in the Morris County Historic Sites Survey (Acroterion Report).

8. PUBLIC POLICIES AFFECTING HISTORIC PRESERVATION

8A. Land Use Planning

Zoning and subdivision standards shape the pattern of new development in many ways. Land use regulations today have an impact on the shaping of modern development that is equivalent to the historic forces that shaped the early settlement period. Because of this major influence, these standards should positively influence patterns of development to keep them in character with existing landscapes, especially in historic areas.



Lackawanna Station, Stirling

Federal, state and local regulations have been enacted to encourage citizens to preserve historic structures, streetscapes and landscapes. For example, zoning requirements can inadvertently encourage the demolition of historic buildings, much to the detriment of historic preservation efforts. Property owners who subdivide are sometimes forced to demolish buildings that do not comply with the setback requirements created by new subdivision lines. Flexibility in these situations while allowing for future growth will maintain the Township's Historic Preservation Goals.

8B. Historic Preservation and the NJ State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan, which was revised on March 1, 2001. states:

In 2020, historic sites and districts are given special recognition in their communities and are integrated into local zoning and development strategies. Seeking to maximize the unique character of their communities, nearly all municipalities in New Jersey have enacted ordinances recognizing the value of local history and providing limited protection of historic resources. In addition, these communities have conducted surveys to identify and map the location of sites, landmarks and districts as part of the master plan process. Utilizing the state's building code that enables economically viable rehabilitation of historic properties, builders and developers embrace the ideals of conserving resources by revitalizing existing neighborhoods. Creative use of building codes now encourages the retention of the historic fabric of our communities. Development projects around the state provide the archeological investigations and on-site public observation, enhancing the understanding of our past and increasing the awareness of the current cultural diversity of the state.

The State Plan has been incorporated into the planning process at the municipal level in Long Hill Township. The NJ State Office of Historic Preservation provides assistance to municipalities in developing ordinances that will help to protect the cultural resources of a community. Long Hill Township should promote the directive noted above and plan for future development while keeping historic preservation a priority.

8C. Historic Preservation Using Historic Designation

Although it is now widely used, historic designation is still often misunderstood as a tool for preservation. There are three forms of designation: state, federal and local with each form providing a different protection. The most comprehensive protection would be the creation of a district under all three jurisdictions.

8C1. Federal Historic Districting

Federal districting or site designation on the National Register has a similar nominating process to that of the state. In fact, the State Historic Preservation Office administers both, and joint nominations are common. The effect of federal designation is analogous to state designation, except that protection applies only to federally assisted or federally licensed undertakings.

The National Register is the nation's listing of historically, culturally, and architecturally significant places. National Register sites, structures, and districts are to be considered in planning processes undertaken by any public agency. Examples include FDIC licenses which allows review of bank buildings in designated National Register historic districts and FCC licenses which allows review of cellular communications towers and antennae in and visible from historic districts.

In effect, National Register listing identifies the historic, architectural and cultural significance of a place as a "public good" and then sets up a review process so that competing claims for a "public good," such as road improvements, sewer expansions or cellular telephone tower construction do not take precedence or irreparably harm the historic "good". The National Register process for adjudicating between competing interests is known as the Section 106 Process. It does not stop modern improvements, but tries to make sure they do no harm to existing historic resources listed on the National Register.

8C2. State Historic Districting

State historic districting or site designation on the New Jersey Register is accomplished through the NJ Historic Preservation Office, a state agency in the Department of Environmental Protection. A nomination for state designation is most often the result of a local initiative, either by individual citizens/property owners or a local community concerned about preserving a historic site or area. The nomination is evaluated by the Historic Preservation Office for its historic significance and integrity. State designation is an official acknowledgment of historic significance and integrity; it does not regulate or restrict the private use of properties.

The designation provides only for specific protections for historic sites or districts from the effects of public projects. Before any project that might adversely impact an historic site proceeds, there must be an assessment of the impacts on the site. This assessment must show an investigation of alternatives to mitigate the impact. In many instances across the state this has resulted in the preservation of an historic site that would have otherwise been lost. In neighboring Harding Township the historic registration of the Marcellus Hartley Dodge estate was an important factor in protecting it from a proposed county road-widening project.

8C3. Eligibility Criteria for Inclusion on the Register

To be determined eligible for the Register, a property must have a certain level of integrity in terms of design, setting, location, materials used, craftsmanship, and at least one of the following:

1. That it is associated with an important event or series of events that have made a significant contribution to the broad patterns of American History
2. That it is associated with an important individual who was significant in our past.
3. That it embodies the distinctive characteristics of an architectural type, period, or method of construction. It may represent the work of a master or possess high artistic value.
4. That it has yielded, or may be likely to yield, information important in prehistory or history.

In addition to the criteria noted above, the property or district being considered must be at least fifty years old. The only exception to this is in the case where an extremely significant event took place in the last fifty years that had significant implications or helped to direct a turn of events in the future of the nation or state.

8C4. Local Historic Districting

State law in Chapter 291 specifically authorizes local districting. Municipalities in New Jersey obtain their authority to identify, evaluate, designate, and regulate historic resources, such as individual sites and districts from the Municipal Land Use Law (MLUL), the enabling legislation for municipal land use and planning, and, since 1986, historic preservation zoning.

One of the MLUL's stated purposes is *"To promote the conservation of historic sites and districts..." Local districting permits communities' wide discretion in the creation of districts. They can be created solely as a form of recognition, for primarily educational purposes, or they can be created to "regulate them and provide design criteria and guidelines for this regulation."* (Chapter 291, Municipal Land Use Law, Section C:40:55D-65.)

From the MLUL, a prerequisite to a local historic district is a Master Plan Historic Preservation Plan Element which:

- A. Indicates the location and significance of historic sites and historic districts;
- B. Identifies the standards used to assess worthiness for historic site or district identification;
- C. Analyzes the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

A local preservation ordinance can be structured to provide varying degrees of control. A reasonable ordinance would not attempt to regulate emergency repairs, changes to the interior of a structure, or ordinary repairs and maintenance of existing structures. It does, however, provide for a review of exterior site alterations, while still permitting ordinary use and maintenance of individual properties.

Another tool used in historic districting is the creation of historic overlay zones to incorporate sites such as landmarks, structures, buildings, streetscapes or districts that promote historic preservation. An overlay zone could maintain the historic character of the area by delineating a zone within which alteration or new construction is to be compatible with the character-defining features of the area. Within a municipality's local historic districts, there may be multiple underlying residential and commercial zone districts. An Historic District overlay zone does not alter the basic use, bulk or intensity standards permitted in these underlying residential and commercial districts, but establish general design criteria that are

sensitive to the historic resources that should be preserved. These design criteria supplement the underlying zone requirements.

9. RECOMMENDATIONS

9A. Historic Preservation

Even before the adoption of the 1996 Master Plan, Long Hill's citizens and officials have been concerned with the heritage of the community. Since the 1996 Master Plan, there have been widespread efforts to preserve it. Residents have often expressed concern with the loss of older homes and landscapes. Sentiment has been expressed which favors preserving older home sites.

There are a number of areas in the township that retain historic integrity and significance. It is the purpose of this plan to identify the important elements of Long Hill Township's historic patterns so that they can be more effectively preserved. This plan will identify these areas and describe the specific characteristics and elements which make them significant and recommend ways to preserve them. This noteworthy historic heritage is part of the unique identity of Long Hill Township and should be clearly identified and protected.

9B. Goals & Objectives

Past Master Plans have identified objectives for Long Hill that have focused on the Town's character and have planned for its future. The 1999 Friends of Long Hill Township Future Search, a community-based focus group, did reinforce the need to amend the Historic Preservation element of the Master Plan. It is the goal of this plan to help preserve the existing character of the community.

Among the goals and objectives set forth by the Historic Preservation Element of the Master Plan are:

1. Achieve a balanced land use pattern of appropriate residential, commercial and industrial uses that respects the existing development pattern.
2. Promote the preservation of historic structures, sites, districts, historic resources, cultural and historic landscapes and particular places of historic happenings.
3. Encourage in-fill development that is compatible with the scale of density and design of Long Hill's historic development patterns.
4. Encourage land use and development strategies that are consistent with and preserve the architectural and historical integrity of the community.
5. Encourage the utilization of the community's natural and historic features as the fabric and cornerstone of all planning and development efforts.
6. Continue to encourage the Township's Gateway areas with appropriate signage, landscaping and street amenities to create a sense of arrival and source of community pride.
7. Explore the designation of historic districts to protect and improve the existing architectural fabric from inappropriate alteration and/or demolition.
8. Discuss the enactment of local historic ordinances that may create locally designated Historic Village Districts and Streetscapes as recommended by the Morris County Historic Sites Survey and apply to the State and National Registers for these districts.

9. Any Historic Preservation Ordinance enacted on the local level must give maximum flexibility to the property owner and give wide latitude to the various types of modifications allowed. While the ordinance should pay homage to distinctive time periods, the Planning Board believes that less regulation is preferable to over regulation and the stifling of creativity.
10. The Planning Board is of the philosophy that public input at each stage of discussion is both necessary and desirable. It therefore recommends that all property owners affected by any future Historic Preservation Ordinance be notified of any pending governmental action regarding each individual property.
11. Prepare written reports on all land use board applications concerning historic preservation matters, in particular historic significance and design elements while adhering to the goal of the 1996 Long Hill Master Plan - "to conserve and enhance the essential rural and residential character" of the community.
12. Prepare reports on other advisory, educational and informational functions relating to historic preservation as deemed necessary by the Historic Preservation Advisory Committee to the Zoning Board of Adjustment, the Planning Board and the Township Committee.
13. Develop a far reaching program to educate the general public as well as individuals who are owners of historic structures about the importance of preserving the history of the community.
14. The Historic Preservation Advisory Committee should manage and maintain the inventory of the Township Acroterion Report and should regularly update the 1987 inventory.
15. Continue the maintenance of all existing historic site, place, building and streetscape inventories within the Township.
16. Continue the current functions of the local Historic Preservation Advisory Committee and assist the Township Committee in becoming certified by the State Historic Preservation Office, and continue to identify funding sources for historic preservation efforts and assist the Township Committee in applying for funding.

17. Provide advice on the inclusion of historic sites and streetscapes in the Township's capital improvement program and for any development applications within a designated historic district, and any recommendations and or improvements to the architectural guidelines currently in place to the Zoning Board of Adjustment, the Planning Board or the Township Committee.

The goals and objectives stated above will help focus the Township on the value and importance of Historic Preservation.

9C. Historic Element Recommendations

1. The Historic Preservation Advisory Committee should review the historic districts identified by the Acroterion Report as well as other sources available, and suggest to the Township Committee areas of significance.
2. Recommend local historic ordinances to create locally designated historic village districts and streetscapes as recommended by the Morris County Historic Sites Survey to include:
 - a. Stirling Worker's District
 - b. Millington Village
 - c. Meyersville Village
 - d. Streetscapes utilizing local knowledge of the character of local area roadways.
 - e. Long View (Meyersville) Summer Colony
3. Assist the Township Committee in making application to the State and National Registers for the above districts, if necessary.
4. Ensure that the goal of the 1996 Long Hill Master Plan "to conserve and enhance the essential rural and residential character" of the community remains consistent with principles of local historic preservation by making recommendations to the Planning Board and Zoning Board of Adjustment on pending land use applications.
5. Review the architectural guidelines currently in place and enhance if and when necessary. The architectural guidelines should ensure stylistic consistency in the Township.
6. The Historic Preservation Advisory Committee should monitor existing historic sites, homes, edifices, streetscapes, rural roadways and other elements which contribute to historic areas so designated by the Historic Preservation Advisory Committee. Thoughtful multiple uses of larger-lot properties with multiple buildings should be considered as a positive, not a negative within a residential area.

APPENDIX A.

HISTORIC INVENTORY

In 1986 and 1987, a Historic and Cultural Resources Survey of Long Hill Township (then known as Passaic Township) was completed by the County of Morris. This survey is contained in a separate volume that was prepared by Acroterion Inc. of Morristown, New Jersey and is commonly referred to as the Acroterion Report. It is on file in the Long Hill Township Library, the Morris County Library, the Morris County Heritage Commission Office, and the State Office of Historic Preservation in Trenton.

The Long Hill Township Historic Preservation Advisory Committee undertook a significant review and upgrade of this document during 2000-2002. The survey identified over 70 sites or districts of historical significance utilizing the National Register and New Jersey Register of Historic Places criteria. The survey found that six individual sites were potentially eligible for National Register nomination and listing. The survey also indicated that four identified historic districts were potentially eligible for inclusion on the Registers, and identified seven historic streetscapes for further exploration.

In 2002 Janet Foster, an historic preservation consultant with Acroterion was hired by Long Hill Township with a grant from the Morris County Heritage Commission. Ms. Foster expanded her earlier studies and concluded that several of the streetscapes and historic districts previously identified were good candidates for National Register nomination as well as possible local designation.

This report indicates the location, and the significance of the individual historic sites, streetscapes, and historic districts as well as the standards that were used.

Inclusion in the Survey does not affect the property in any way. No limitations have been placed upon the use of the properties listed. The listing merely acknowledges the historic status of each individual property according to the criteria utilized in the Survey.

APPENDIX A1.

Standards for Inclusion of Historic Sites and Districts

The following list includes the criteria applied by the Historical Preservation Consultants known as Acroterion, Inc. in the Historic Sites Survey prepared for the Morris County Heritage Commission. Guidelines are based on the National Register criteria outlined by the Secretary of the Interior.

Criteria utilized:

- Construction Date and Source of Date
- Style
- Builder or Architect
- Form/Plan Type
- Foundation
- Exterior Wall Fabric and Roof/Chimneys
- Siting, Boundary, Description, and Related Structures
- Surrounding Environment
- Significance
- Original Use/Present Use
- Physical Condition
- Threats to Site
- Register Eligibility
- Boundary

APPENDIX A2.

Historic Sites Survey

ADDRESS	MORRIS COUNTY SITE #
Long View Summer Colony District	1430-11
60 Gillette Road	1430-11
37 Ideal Street	1430-11
49 Ideal Street	1430-11
686 Kalson Road	1430-11
115 Long View Terrace	1430-11
Meyersville Village District	1430-08
615 Meyersville Road	1430-08
618 Meyersville Road	1430-08
624 Meyersville Road	1430-08
223 Hickory Tavern Road	1430-08
Meyersville Presbyterian Church	
632 Meyersville Road Meyersville Inn	1430-08
Meyersville Road General Store	1430-08
Millington Village District	1430-54
Stirling Workers' District	1430-31
158 Central Avenue	1430-31
First Presbyterian Church	
255 Main Avenue	1430-31
293 Main Avenue	1430-31
334 Main Avenue	1430-31
338 Main Avenue	1430-31
240 Morris Street	1430-80,1430-31
343 Morris Street	1430-31
353 Morris Street	1430-31
312 Elm Street	1430-31
331 Elm Street	1430-31
Elm Street School	
384 Chestnut Street	1430-31

STREETSCAPES

Central Avenue Streetscape: High Street to Central School	1430-32
Long Hill Road Streetscape: Pleasant Plains Road to Carlton Road	1430-69
Long Hill Road Streetscape: Basking Ridge Road to Skyline Drive	1430-62
Mountain Avenue Streetscape Morristown Road to bend in road northwest of Cottage Place	1430-18
Norwood Avenue Streetscape: at Valley Road	1430-23
Valley Road, Gillette Streetscape: Mountain Avenue to Norwood Avenue	1430-22
White Bridge Road Streetscape: Carlton Road to New Vernon Road	1430-77

APPENDIX A3.

Long Hill Township Sites Indexed By Road Names

Address	Morris County Site Number
30 Ave Maria Court (formerly 100 Basking Ridge Road)	1430-60
72 Basking Ridge Road	1430-61
120 Basking Ridge Road	1430-59
15 Basking Ridge Road	1430-58
All Saint's Episcopal Church	
48 Bay Street	1430-30
508 Carlton Road	1430-78
Central Avenue Streetscape: High Street to Central School	1430-32
58 Central Avenue	1430-32
62 Central Avenue	1430-32
66 Central Avenue	1430-32
78 Central Avenue	1430-32
114 Central Avenue	1430-32
158 Central Avenue	1430-31
384 Chestnut Street	1430-31
45 Division Avenue	1430-47
151 Division Avenue	1430-43
312 Elm Street	1430-31
331 Elm Street School	1430-31
60 Gillette Road	1430-11
37 Ideal Street	1430-11
49 Ideal Street	1430-11
211 Hickory Tavern Road	1430-10
223 Hickory Tavern Road	1430-17
30 Hillside Drive	1430-13
50 Hillside Drive	1430-13

686 Kalson Road	1430-11
Long View Summer Colony District	
103 Lackawanna Boulevard	1430-20
55 Long Hill Road	1430-14
Long Hill Road	1430-48
Millington Railroad Station	
438 Long Hill Road	1430-12
892 Long Hill Road	1430-76
1111 Long Hill Road	1430-75
1127 Long Hill Road	1430-74
1143 Long Hill Road	1430-73
1190 Long Hill Road	1430-72
1272 Long Hill Road	1430-71
1292 Long Hill Road	1430-70
Long Hill Road Streetscape: Pleasant Plains Road to Carlton Road	1430-69
1417 Long Hill Road	1430-69
Streetscape	
1420 Long Hill Road	1430-69
Streetscape	
1440 Long Hill Road	1430-69
Streetscape	
1434 Long Hill Road	1430-68
1500 Long Hill Road	1430-67
1527 Long Hill Road	1430-66
1552 Long Hill Road	1430-65
1672 Long Hill Road	1430-64
1690 Long Hill Road	1430-63

Long Hill Road Streetscape: Basking Ridge Road to Skyline Drive	1430-62
1699 Long Hill Road Streetscape	1430-62
1708 Long Hill Road Streetscape	1430-62
1716 Long Hill Road Streetscape	1430-62
1719 Long Hill Road Streetscape	1430-62
1720 Long Hill Road Streetscape	1430-62
1727 Long Hill Road Streetscape	1430-62
1728 Long Hill Road Streetscape	1430-62
1767 Long Hill Road	1430-56
1802 Long Hill Road former Town Hall and Old Millington Schoolhouse	1430-55
115 Long View Terrace Long View Summer Colony District	1430-11
255 Main Avenue Stirling Workers' District	1430-31
293 Main Avenue Stirling Workers' District	1430-31
334 Main Avenue Stirling Workers' District	1430-31
338 Main Avenue Stirling Workers' District	1430-31
615 Meyersville Road Meyersville Village District	1430-08
618 Meyersville Road Meyersville Village District	1430-08

624 Meyersville Road	1430-08
Meyersville Village District	
632 Meyersville Road	1430-08
Meyersville Village District	
 The Grange, Meyersville Road	 1430-09
 240 Morris Street	 1430-80
Stirling Workers' District	1430-31
343 Morris Street	1430-31
Stirling Workers' District	
353 Morris Street	1430-31
Stirling Workers' District	
 24 Morristown Road	 1430-17
197 Morristown Road	1430-19
59 Mountain Avenue	1430-16
 Mountain Avenue Streetscape: Morristown Road to bend in road northwest of Cottage Place	 1430-18
82 Mountain Avenue	1430-18
Streetscape	
95 Mountain Avenue	1430-18
Streetscape	
137 Mountain Avenue	1430-18
Streetscape	
138 Mountain Avenue	1430-18
Streetscape	
167 Mountain Avenue	1430-18
Streetscape	
182 Mountain Avenue	1430-18
Streetscape	
187 Mountain Avenue	1430-18
Streetscape	
275 Mountain Avenue	1430-15
503 Mountain Avenue	1430-21
561 Mountain Avenue	1430-25

65 New Vernon Road	1430-07
360 New Vernon Road	1430-06
560 New Vernon Road	1430-04
91 Northfield Road	1430-57
Millington School	

Norwood Avenue Streetscape: at Valley Road	1430-23
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11 Norwood Avenue Streetscape	1430-23
12 Norwood Avenue Streetscape	1430-23
17 Norwood Avenue Streetscape	1430-23
18 Norwood Avenue Streetscape	1430-23
24 Norwood Avenue Streetscape	1430-23
33 Norwood Avenue Streetscape	1430-23
34 Norwood Avenue Streetscape	1430-23
39 Norwood Avenue Streetscape	1430-23
47 Norwood Avenue Streetscape	1430-23

42 Old Mill Road	1430-49
47 Old Mill Road	1430-50

222 Passaic Avenue	1430-31A
57 Plainfield Road	1430-29
109 River Road	1430-79.
260-262 River Road	1430-44
262-270 River Road	1430-44
258-260 River Road	1430-45
190 River Road	1430-46
226 River Road	1430-46

111 Riverview Avenue Norwood Avenue Streetscape	1430-23
119 Riverview Avenue Norwood Avenue Streetscape	1430-23.
Stirling Workers' District	1430-31
362 South Northfield Road	1430-41
390 South Northfield Road	1430-40
433 South Northfield Road	1430-39
34 Sunnyslope	1430-52
46-48 Sunnyslope	1430-51
Valley Road, Gillette Streetscape: Mountain Avenue to Norwood Avenue	1430-22
496 Valley Road Streetscape	1430-22
491 Valley Road Streetscape	1430-22
500 Valley Road Streetscape	1430-22
520 Valley Road Streetscape	1430-22
552 Valley Road Streetscape	1430-22
560 Valley Road Streetscape	1430-22
561 Valley Road Streetscape	1430-22
574 Valley Road Streetscape	1430-22
577 Valley Road Streetscape	1430-22
583 Valley Road Streetscape	1430-22
584 Valley Road Streetscape	1430-22
587 Valley Road Streetscape	1430-22

590 Valley Road Streetscape	1430-22
599 Valley Road Streetscape	1430-22
600 Valley Road Streetscape	1430-22
601 Valley Road Streetscape	1430-22
603 Valley Road Streetscape	1430-22
630 Valley Road Streetscape	1430-22
633 Valley Road	1430-24
716 Valley Road	1430-26
738 Valley Road	1430-27
759 Valley Road	1430-28
Gillette School	
1462 Valley Road	1430-33
1576 Valley Road	1430-34
1663 Valley Road	1430-35
1731 Valley Road	1430-37
1732 Valley Road	1430-36
1803 Valley Road	1430-42
SE corner of Valley Road & South Northfield Road	1430-38
508 White Bridge Road	1430-01
540 White Bridge Road	1430-02
684 White Bridge Road	1430-03
715 White Bridge Road	1430-05
White Bridge Road Streetscape: Carlton Road to New Vernon Road	1430-77

APPENDIX B.

DEFINITIONS

To better understand historic preservation at the local level it is necessary to identify specific basic definitions that relate to the municipal planning process and the conservation of the cultural resources of a community. The following are suggested as definitions of Historic Preservation significance:

Building - a structure designed for the habitation, shelter, storage, trade, manufacture, religion, business, education and the like, enclosing a space within its walls, and usually, but not necessarily, covered with a roof.

Cultural Resource Inventory - a municipal-wide inventory of identified cultural resources in a community, employing a specific set of criteria used in making a determination if the resource in question is, in fact, a building, structure, site, object or district that possesses architectural, historic, archeological or cultural significance.

Historic District - one or more historic sites and intervening or surrounding properties significantly affecting or affected by the quality or character of the historic site or sites.

Historic Site - any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which have been formally identified or designated in the municipal master plan as being of historical, archeological, cultural, scenic or architectural significance.

Object - a thing of functional aesthetic, cultural, historic or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Preservation - the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this particular activity; however, the limited and sensitive

upgrading of mechanical, electrical and plumbing systems, and other code-required work to make the property functional is appropriate within a preservation activity.

National Register of Historic Places - the official listing maintained by the Keeper of the National Register in the U.S. Department of the Interior that identifies those buildings, structures, sites, objects or districts that possess specific qualities of architectural, cultural, historical or archeological significance.

New Jersey Register of Historic Places - the official State listing of areas, sites, structures and objects of historic, architectural, archeological and cultural significance in the State. The New Jersey Department of Environmental Protection maintains this listing.

Rehabilitation - the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural or architectural values.

Restoration - the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period that is selected. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make the property functional is appropriate within the scope of restoration activities.

Site - the place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupations or activities that may be marked by physical remains; or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may also be the location of a ruined building, structure or object.

Structure - a combination of materials used to form a construction for the purposes of occupancy, use or ornamentation, having a fixed location on, above or below the surface of land or attached to something having a fixed location on, above or below the surface of the land.

APPENDIX C.

REFERENCES

The Passaic Township History, 1964, compiled and written by Gwendolyn Thomas and the Passaic Township Tercentenary Committee.

A Guide to Historic Buildings and Sites in Passaic Township, compiled by the Passaic Township Historical Society, 1984. (This was based on research by Gwendolyn Thomas from A Short History Published in Connection With the New Jersey Tercentennial 1664-1964, and Know Passaic Township by the Passaic Township Council, 1964).

Morris County Historic Sites Survey. This survey of Morris County is comprised of specific data, field observation, photographs, maps, and National Register listings covering sites dating from 1700-1940. This survey was conducted by Historic Preservation Consultants - Acroterion - for the Morris County Heritage Commission and was funded by: The Morris County Board of Chosen Freeholders, The F.M. Kirby Foundation, Inc. and the Office of New Jersey Heritage - 1986/1987. A copy of this Survey is in the Long Hill Township Public Library.

Long Hill Township Master Plan 1996 Historic Preservation Element, Eileen Stovall, Chair, Rose Watts, William Watts, authors.

Master Plan of Harding Township, Morris County, NJ 1993, Historic Element Prepared by Duggan A. Kimball PP/AICP, Kimball & Kimball, Mendham, NJ.

Master Plan of Boonton Township, Morris County, NJ 1998, Historic Plan prepared by EFB Associates.

Review of Long Hill's 1996 Master Plan Historic Preservation Element, prepared by Janet W. Foster of Acroterion, LLC Historic Preservation Consulting, dated May 6, 2002.

Long Hill Township Master Plan Historic Preservation Element 2002-2004, introduction and background material related to NJ MLUL, prepared by Wayne T. McCabe & Associates, 83 Main Street, Newton, NJ 07860, November 29, 2002.

APPENDIX D.

MORRIS COUNTY CULTURAL RESOURCES SURVEY MAP

A map and inventory of historic sites and streetscapes is included in this Appendix of the Historic Preservation Element. The map indicates locations of each inventory item included in the Morris County Historic Sites Survey.



APPENDIX E.

1996 LONG HILL RESOLUTION CREATING AN HISTORIC PRESERVATION ADVISORY COMMITTEE

TOWNSHIP OF LONG HILL RESOLUTION 96-#299

A RESOLUTION CREATING AN HISTORIC PRESERVATION ADVISORY COMMITTEE

WHEREAS, the Township Committee wishes to preserve the historic heritage of the Township of Long Hill;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Long Hill the County of Morris, State of New Jersey as follows:

Section 1. Creation.

There is hereby established an Historic Preservation Advisory Committee consisting of seven (7) regular members and two (2) alternate members.

a. The Historic Preservation Advisory Committee shall consist of at least one member of each of the following classes of members:

- Class A - a person who is knowledgeable in building design and construction or architectural history and who may reside outside the Township,
- Class B - a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the Township.
- Class C - Class C shall be those members who are not designated as Class A or Class B citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment.

b. The Mayor shall appoint all members of the Committee and shall designate at the time of appointment the regular members by class and the alternate members as "alternate no. 1" and "alternate no. 2". The terms of the members

first appointed under this Resolution shall expire on December 31, 1996, except that these first appointees shall serve until their successors are appointed. The terms of the members appointed in 1997 shall be so determined that to the greatest practicable extent, the expiration of the terms shall be distributed in the case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment; provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of regular members shall be four years, and the term of an alternate member shall be two years. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term only.

c. Alternate members shall meet the qualifications of Class C members. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, alternate no. 1 shall vote.

d. The Historic Preservation Advisory Committee shall elect a Chair and select a secretary, who shall be a member of the Historic Preservation Advisory Committee. The Committee shall obtain its legal counsel from the Township Attorney.

e. No member of the Historic Preservation Advisory Committee shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest

f. A member of the Historic Preservation Advisory Committee may, after public hearing if he requests it, be removed by the Township Committee for cause.

Section 2. Responsibilities

The Historic Preservation Advisory Committee shall have the responsibility to:

- a. Prepare a survey of historic sites in the Township;
- b. Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;
- c. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;

- d. Advise the Planning Board and Board of Adjustment on applications for development pursuant to Section 3 of this Resolution;
- e. f. (sic) Carry out such other advisory, educational and informational functions as will promote historic preservation in the Township.

Section 3. Referral of Board Applications.

The Planning Board and Board of Adjustment shall refer to the Historic Preservation Advisory Committee every application for development submitted to either Board for development in historic preservation districts or on historic sites identified in any component element of the master plan. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Historic Preservation Advisory Committee may provide its advice, which shall be conveyed through its delegation of one (1) of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.

Section 4. Referral of Permit Applications.

All applications for issuance of permits pertaining to historic sites shall be referred to the Historic Preservation Advisory Committee for an advisory report concerning historic preservation to any of those aspects of the change proposed, which aspects were not determined by approval of any application for development by a municipal agency pursuant to the MLUL. The Historic Preservation Advisory Committee shall submit its advisory report to the Construction Official.

When time does not allow the submission of a permit application to the full Committee, the chair of the Historic Preservation Advisory Committee may act in the place of the full Committee for purposes of this Section.

Section 5. Standards.

The Historic Preservation Advisory Committee shall be guided by the following design standards in reviewing applications:

- a. Every reasonable effort should be made to provide a compatible use for structures which will require minimum alteration to the building.
- b. Rehabilitation should not destroy the distinguishing qualities or character of the structure. The removal or alteration of any historic

material or architectural features should be held to a minimum, consistent with the proposed use.

- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of original features.
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and which often predate the mass production of building material should be retained wherever possible.
- e. All structures should be recognized as products of their own time. Authorization to create an appearance inconsistent with the original character of the structure should be discouraged.
- f. Contemporary design for new structures in historic districts and additions to existing structures or landscaping should not be discouraged if such design is compatible with the size, scale, color, material and character of the historic district, building or environment.
- g. Consideration shall be given to detrimental impact and the financial hardship on the applicant affected by the application of historic preservation standards, and promoting less expensive alternatives when undertaking an alteration, improvement, rehabilitation or restoration of a structure.
- h. Most properties change over time; those changes that have acquired historic significance in their own right should be preserved.
- i. The Committee shall be guided for further details by the "Secretary of Interior Standards for Historic Preservation Projects", prepared by the Office of Archeology in Historic Preservation, United States Department of the Interior, Washington, D.C., as amended and supplemented.